



General Assembly

January Session, 2009

Amendment

LCO No. 8463

HB0669508463HDO

Offered by:

REP. FRITZ, 90th Dist.

To: Subst. House Bill No. 6695

File No. 664

Cal. No. 455

**"AN ACT CONCERNING THE CONVEYANCE OF CERTAIN
PARCELS OF STATE LAND."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Section 28 of special act 07-11 is amended to read as
4 follows (*Effective from passage*):

5 (a) Notwithstanding any provision of the general statutes, the
6 Commissioner of Transportation shall convey to [Derek Viel] the city
7 of New Britain a parcel of land located in the city of New Britain, for
8 the fair market value of said parcel plus the administrative costs of
9 making such conveyance. Said parcel of land has an area of
10 approximately 0.06 acre and is identified as Lot 146 on city of New
11 Britain Tax Assessor's Map 394. The conveyance shall be subject to the
12 approval of the State Properties Review Board.

13 (b) The State Properties Review Board shall complete its review of

14 the conveyance of said parcel of land not later than thirty days after it
15 receives a proposed agreement from the Department of
16 Transportation. The land shall remain under the care and control of
17 said department until a conveyance is made in accordance with the
18 provisions of this section. The State Treasurer shall execute and deliver
19 any deed or instrument necessary for a conveyance under this section.
20 The Commissioner of Transportation shall have the sole responsibility
21 for all other incidents of such conveyance.

22 Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of
23 the general statutes, the Commissioner of Transportation shall convey,
24 for the fair market value of a defined trail corridor, to the city of
25 Danbury an easement over certain parcels of land owned by the
26 Department of Transportation and that are further identified as lots G
27 22005, G 22006, G 22007, G 21011 and G 21012 by the Danbury Tax
28 Assessor. Such easement shall allow for the creation of the Ives Trail
29 and Greenway.

30 (b) If the city of Danbury does not use such easement for the
31 purpose of creating the Ives Trail and Greenway, the parcel shall revert
32 to the state of Connecticut.

33 Sec. 3. Subsection (a) of section 30 of public act 99-26, as amended
34 by section 19 of public act 05-279, is repealed and the following is
35 substituted in lieu thereof (*Effective from passage*):

36 (a) Notwithstanding any provision of the general statutes, the
37 Commissioner of Children and Families shall convey to the city of
38 Middletown two parcels of land, and any improvements upon said
39 parcels, located in the city of Middletown, at a cost equal to the fair
40 market value of said parcels, [except that such cost shall be reduced
41 by an amount equal to the reasonable cost to the city for demolition
42 and disposal of demolition waste necessary for the preparation of said
43 parcels for redevelopment.] Said parcels of land are identified as Lot 37
44 (approximately . 52 acre) and Lot 41 (approximately . 34 acre) in Block
45 29-17 on city of Middletown Tax Assessor's Map 27. The fair market

46 value of said parcels shall be determined by the average of the
47 appraisals of two independent appraisers who shall be selected by
48 such commissioner. [The reasonable cost of such demolition and
49 disposal shall be determined through a competitive contractor
50 selection process conducted by the city.] The net revenues from the
51 sale of said parcels shall be deposited in the donation fund of The
52 Connecticut Juvenile Training School in accordance with the
53 provisions of section 17a-27 of the general statutes.

54 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
55 the general statutes, the Commissioner of Environmental Protection
56 shall lease to the town of Ridgefield a parcel of land located in the
57 town of Ridgefield. Said parcel of land has an area of approximately
58 2.146 acres and is identified as 424 Ethan Allen Highway. The lease
59 shall be subject to the approval of the State Properties Review Board.

60 (b) The town of Ridgefield shall use said parcel of land for
61 recreational purposes. If the town of Ridgefield:

- 62 (1) Does not use said parcel for said purposes; or
63 (2) Leases all or any portion of said parcel,

64 the parcel shall revert to the state of Connecticut.

65 (c) The State Properties Review Board shall complete its review of
66 the lease of said parcel of land not later than thirty days after it
67 receives a proposed agreement from the Department of Environmental
68 Protection. The land shall remain under the care and control of said
69 department until a lease is made in accordance with the provisions of
70 this section. The Commissioner of Environmental Protection shall have
71 the sole responsibility for all other incidents of such conveyance.

72 Sec. 5. Section 22 of public act 98-225, as amended by section 107 of
73 public act 98-1 of the June special session, is repealed and the following
74 is substituted in lieu thereof (*Effective from passage*):

75 (a) Notwithstanding any provision of the general statutes to the

76 contrary, the Commissioner of Public Works shall convey to the town
77 of Greenwich, subject to the approval of the State Properties Review
78 Board and at a cost equal to the administrative costs of making such
79 conveyance, a parcel of land located at the junction of Route U.S. 1,
80 Boston Post Road and Sound Beach Avenue in the town of Greenwich,
81 having an area of approximately .49 acre and bounded and described
82 as follows:

83 NORTHERLY: By the Junction of Route U.S. 1, the Boston Post Road
84 and Sound Beach Avenue;

85 EASTERLY: By Sound Beach Avenue;

86 SOUTHERLY: By Old Greenwich Lane and land now or formerly of
87 Harold C. and William M. Rich, each in part;

88 WESTERLY: By Route U.S. 1, Boston Post Road;

89 together with buildings thereon, and the same being a portion of the
90 premises contained in an Executrix Deed, dated October 18, 1916, and
91 recorded in the Greenwich Land Records in Volume 159 at Page 148.

92 (b) The town of Greenwich shall use said parcel of land for [open
93 space] municipal purposes. If the town of Greenwich:

- 94 (1) Does not use said parcel for said purposes;
95 (2) Does not retain ownership of all of said parcel; or
96 (3) Leases all or any portion of said parcel,

97 the parcel shall revert to the state of Connecticut.

98 (c) The State Properties Review Board shall complete its review of
99 the conveyance of said parcel of land not later than thirty days after it
100 receives a proposed agreement from the Department of Public Works.
101 The land shall remain under the care and control of said department
102 until a conveyance is made in accordance with the provisions of this
103 section. The State Treasurer shall execute and deliver any deed or
104 instrument necessary for a conveyance under this section, which deed

105 or instrument shall include provisions to carry out the purposes of
106 subsection (b) of this section, and the Commissioner of Public Works
107 shall have the sole responsibility for all other incidents of such
108 conveyance.

109 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of
110 the general statutes, the state Military Department shall convey to the
111 town of East Lyme a parcel of land located in the town of East Lyme, at
112 a cost equal to the administrative costs of making such conveyance.
113 Said parcel of land has an area of approximately 0.9 acre and is
114 identified as the southern portion of Lot 216 on town of East Lyme Tax
115 Assessor's Map 17.3 below the extension of the southern property line
116 of Lot 55 on town of East Lyme Tax Assessor's Map 17.5. The
117 remaining land of Lot 216 on town of East Lyme Tax Assessor's Map
118 17.5 shall remain the property of the state of Connecticut. The
119 conveyance shall be subject to the approval of the State Properties
120 Review Board.

121 (b) The town of East Lyme shall use said parcel of land for
122 municipal purposes. If the town of East Lyme:

- 123 (1) Does not use said parcel for said purposes;
124 (2) Does not retain ownership of all of said parcel; or
125 (3) Leases all or any portion of said parcel,

126 the parcel shall revert to the state of Connecticut.

127 (c) The State Properties Review Board shall complete its review of
128 the conveyance of said parcel of land not later than thirty days after it
129 receives a proposed agreement from the state Military Department.
130 The land shall remain under the care and control of the state until a
131 conveyance is made in accordance with the provisions of this section.
132 The State Treasurer shall execute and deliver any deed or instrument
133 necessary for a conveyance under this section, which deed or
134 instrument shall include provisions to carry out the purposes of
135 subsection (b) of this section. The state Military Department shall have
136 the sole responsibility for all other incidents of such conveyance.

137 Sec. 7. Section 16 of special act 07-11 is amended to read as follows
138 (*Effective from passage*):

139 (a) Notwithstanding any provision of the general statutes, the
140 Commissioner of Environmental Protection shall convey to the town of
141 Griswold a parcel of land located in the town of Griswold, at a cost
142 equal to the administrative costs of making such conveyance. Said
143 parcel of land has an area of approximately 5.5 acres and is identified
144 on a map entitled "Plan Showing Property of Elizabeth W. Snyder
145 prepared for the Department of Environmental Protection, State of
146 Connecticut, Sheldon Road and Connecticut Route 165, Griswold
147 Connecticut, Scale 1" = 40', May 2001". The parties shall determine the
148 precise location of such acreage. The conveyance shall be subject to the
149 approval of the State Properties Review Board.

150 (b) The town of Griswold shall use said parcel of land for
151 recreational purposes. If the town of Griswold:

- 152 (1) Does not use said parcel for said purposes;
153 (2) Does not retain ownership of all of said parcel; or
154 (3) Leases all or any portion of said parcel, ; or
155 (4) Does not develop recreational fields on said parcel within five
156 years of such conveyance,]

157 the parcel shall revert to the state of Connecticut.

158 (c) The State Properties Review Board shall complete its review of
159 the conveyance of said parcel of land not later than thirty days after it
160 receives a proposed agreement from the Department of Environmental
161 Protection. The land shall remain under the care and control of said
162 department until a conveyance is made in accordance with the
163 provisions of this section. The State Treasurer shall execute and deliver
164 any deed or instrument necessary for a conveyance under this section,
165 which deed or instrument shall include provisions to carry out the
166 purposes of subsection (b) of this section. The Commissioner of
167 Environmental Protection shall have the sole responsibility for all other
168 incidents of such conveyance.

169 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
170 the general statutes, the Commissioner of Transportation shall convey
171 to the town of South Windsor a parcel of land located in the town of
172 South Windsor, at a cost equal to the administrative costs of making
173 such conveyance. Said parcel of land has an area of approximately 4.84
174 acres and is identified as that parcel of land that is the subject of an
175 appraisal conducted by TW Henry Real Estate Appraisals, LLC., dated
176 March 28, 2005. The conveyance shall be subject to the approval of the
177 State Properties Review Board.

178 (b) The town of South Windsor shall use said parcel of land for
179 economic development purposes. If the town of South Windsor:

- 180 (1) Does not use said parcel for said purposes;
181 (2) Does not retain ownership of all of said parcel, except for a sale
182 of said land for economic development purposes; or
183 (3) Leases all or any portion of said parcel, except for a lease for
184 economic development purposes,

185 the parcel shall revert to the state of Connecticut. Any funds received
186 by the town of South Windsor from a sale or lease of said parcel for
187 economic purposes shall be transferred to the state for deposit in the
188 General Fund.

189 (c) The State Properties Review Board shall complete its review of
190 the conveyance of said parcel of land not later than thirty days after it
191 receives a proposed agreement from the Department of
192 Transportation. The land shall remain under the care and control of
193 said department until a conveyance is made in accordance with the
194 provisions of this section. The State Treasurer shall execute and deliver
195 any deed or instrument necessary for a conveyance under this section,
196 which deed or instrument shall include provisions to carry out the
197 purposes of subsection (b) of this section. The Commissioner of
198 Transportation shall have the sole responsibility for all other incidents
199 of such conveyance.

200 Sec. 9. Section 7 of special act 08-8 is amended to read as follows

201 (Effective from passage):

202 (a) Notwithstanding any provision of the general statutes, the
203 Commissioner of Transportation shall enter into an agreement with the
204 city of Norwalk for the conveyance of a parcel of land from the city of
205 Norwalk to the state at no cost to the state. The parcel of land to be
206 conveyed by the city of Norwalk is identified as "AREA TO BE
207 CONVEYED BY THE CITY OF NORWALK TO THE STATE OF
208 CONNECTICUT" on a map entitled "Compilation Survey For Crescent
209 Street Road Abandonment Purposes Prepared For 95/7 Ventures LLC
210 and the City of Norwalk and the State of Connecticut, Reed Putnam
211 Project, Norwalk, Connecticut, Scale 1"=40', January 28, 2008, William
212 W. Seymour & Associates, P.C." Said parcel has an area of
213 approximately .176 acre. The state shall pay no administrative costs
214 incurred by the city of Norwalk in the conveyance of said parcel of
215 land. The Commissioner of Transportation shall prepare any survey of
216 said parcel of land for purposes of said conveyance. Said conveyance
217 shall be subject to the approval of the State Properties Review Board.

218 (b) The State Properties Review Board shall complete its review of
219 the conveyance of said parcel of land not later than thirty days after it
220 receives a proposed agreement from the Department of
221 Transportation. The [State Treasurer] city of Norwalk shall execute and
222 deliver any deed or instrument necessary for a conveyance under this
223 section. The Commissioner of Transportation shall have the sole
224 responsibility for all other incidents of such conveyance.

225 Sec. 10. (Effective from passage) (a) Notwithstanding any provision of
226 the general statutes, the state Military Department shall convey to the
227 town of Putnam a parcel of land located in the town of Putnam, at a
228 cost equal to the administrative costs of making such conveyance. Said
229 parcel of land has an area of approximately 3.56 acres and is identified
230 as the National Guard Armory Building located at 15 Keech Street. The
231 conveyance shall be subject to the approval of the State Properties
232 Review Board.

233 (b) The town of Putnam shall use said parcel of land for recreational
234 and municipal purposes. If the town of Putnam:

- 235 (1) Does not use said parcel for said purposes;
236 (2) Does not retain ownership of all of said parcel; or
237 (3) Leases all or any portion of said parcel,

238 the parcel shall revert to the state of Connecticut.

239 (c) The State Properties Review Board shall complete its review of
240 the conveyance of said parcel of land not later than thirty days after it
241 receives a proposed agreement from the state Military Department.
242 The land shall remain under the care and control of said department
243 until a conveyance is made in accordance with the provisions of this
244 section. The State Treasurer shall execute and deliver any deed or
245 instrument necessary for a conveyance under this section, which deed
246 or instrument shall include provisions to carry out the purposes of
247 subsection (b) of this section. The state Military Department shall have
248 the sole responsibility for all other incidents of such conveyance.

249 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of
250 the general statutes, the Commissioner of Transportation shall enter
251 into an agreement with the town of Westbrook for the exchange of two
252 parcels of land located in the town of Westbrook, simultaneously and
253 each in consideration of the other. The parcel of land to be conveyed
254 by the Commissioner of Transportation in said exchange is identified
255 as the property located on Route 145 that was formerly used by said
256 department as a maintenance facility and has an area of approximately
257 3.375 acres. The parcel of land to be conveyed by the town of
258 Westbrook in said exchange is identified as the property used by said
259 town on March 15, 2005, as a maintenance facility and having an area
260 of approximately 2.087 acres. The town of Westbrook shall pay the
261 administrative costs incurred by the state in the exchange of said
262 parcels of land. The Commissioner of Transportation shall pay the
263 costs of any survey of either of said parcels of land that is prepared for
264 the purposes of said exchange. Said exchange shall be subject to the

265 approval of the State Properties Review Board.

266 (b) The State Properties Review Board shall complete its review of
267 the exchange of said parcels of land not later than thirty days after it
268 receives a proposed agreement from the Department of
269 Transportation. The state land shall remain under the care and control
270 of said department until a conveyance is made in accordance with the
271 provisions of this section. The State Treasurer shall execute and deliver
272 any deed or instrument necessary for the conveyance of state land
273 under this section. The Commissioner of Transportation shall have the
274 sole responsibility for all other incidents of such conveyance.

275 Sec. 12. (*Effective from passage*) Notwithstanding any provision of the
276 general statutes, any property previously taken for the purpose of the
277 expansion of Route 6 shall be sold for fair market value to any
278 interested former owner of said property, at fair market value, not later
279 than one year after the effective date of this section.

280 Sec. 13. (*Effective from passage*) Notwithstanding any provision of the
281 general statutes, all islands within the Connecticut River north of the
282 boundary between East Windsor and South Windsor and south of the
283 island known as King's Island p/k/a Terry's Island p/k/a Great
284 Island are set aside under the exclusive custody and control of the
285 Department of Environmental Protection. Such islands or such
286 portions thereof as are recorded in private ownership shall not be
287 included under the custody and control of said department, but such
288 custody and control shall extend to all such islands or portions thereof
289 as are now owned or as may be hereafter acquired by the state.

290 Sec. 14. (*Effective from passage*) Notwithstanding any provision of the
291 general statutes, the Commissioner of Environmental Protection shall
292 convey to Loretta M. Budkofsky, at a cost of eight hundred and
293 twenty-five dollars (\$825.00), land that was mistakenly acquired by the
294 state of Connecticut from Aspinoak, LLC, and that constitutes a
295 portion of the land described in a Warranty Deed dated May 1, 2003,
296 recorded in Volume 143 at Page 184 of the Land Records of the Town

297 of Windham. The specific property to be conveyed by the
298 Commissioner of Environmental Protection is more particularly
299 described as follows:

300 "PARCEL #50

301 Beginning at a point in the southerly line of land now or formerly of
302 Providence & Worcester Railroad marking the northeasterly corner of
303 the herein described Lot #50, said point being located 167.66 feet
304 southerly of the southeasterly corner of Lot #3 as shown on the
305 aforementioned plan, thence S 61° 38' 35" W 498.57 feet to a point in the
306 center of the Quinebaug River, the last course being bounded northerly
307 by land now or formerly of said Providence & Worcester Railroad;
308 thence S 16° 03' 59" E 292.08 feet along the centerline of the Quinebaug
309 River to a point; thence S 87° 44' 29" E 174.44 feet to a ¾" rebar at the
310 easterly edge of the Quinebaug River, the last two courses being
311 bounded westerly and southerly by land now or formerly of Bernice
312 Loser; thence N 27° 30' 31" E 159.30 feet to an Aspinook Company
313 monument; thence N 27° 30' 31" E 242.64 feet to an Aspinook Company
314 monument; thence N 00° 41' 59" W 167.86 feet to the point of
315 beginning, the last three courses being bounded southeasterly and
316 easterly by land now or formerly of Arthur F. Coughlin, Raymond M.
317 Coughlin & Robert S. Coughlin."

318 The above described parcel comprises one of the two parcels
319 comprising the Fifth Tract of land acquired by Aspinook, LLC from
320 Yaworski, Inc. by Quit Claim Deed dated August 29, 1996, and
321 recorded in Vol. 104, Page 526 of the town of Canterbury Land
322 Records.

323 Said Property consists of approximately 3.06 acres of land as shown
324 on a map entitled "Property Survey Prepared for CONNECTICUT
325 DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE OF
326 CONNECTICUT Property of ASPINOOK, LLC, Butts Bridge Road,
327 Canterbury, Connecticut, Scale 1" = 80', Date 6/17/2002, KWP
328 Associates, Surveying Engineering Site Planning", which map is on file

329 in the Canterbury Office of the Town Clerk.

330 (b) The State Properties Review Board shall complete its review of
331 the conveyance of said land not later than thirty days after it receives a
332 proposed deed from the Department of Environmental Protection. The
333 land shall remain under the care and control of said department until a
334 conveyance is made in accordance with the provisions on this section.
335 The State Treasurer shall execute and deliver any deed or instrument
336 necessary for a conveyance under this section. The Commissioner of
337 Environmental Protection shall have the responsibility for all other
338 incidents of such conveyance.

339 Sec. 15. (NEW) (*Effective upon passage*) The state of Connecticut,
340 acting through the Commissioner of Environmental Protection, is
341 authorized to grant a lease or other appropriate authorization over any
342 submerged lands held in public trust by the state underlying or
343 associated with any offshore lighthouse located within the waters of
344 the state. Such lease or other authorization shall constitute a right of
345 occupancy so as to facilitate the preservation of such lighthouse
346 pursuant to the federal National Historic Lighthouse Preservation Act
347 of 2000, 16 USC 470w-7. If any such lighthouse is to be conveyed to an
348 eligible entity pursuant to section 308 of the federal National Historic
349 Lighthouse Preservation Act of 2000, 16 USC 470w-7, such lease shall
350 be without monetary consideration for a term of no more than twenty
351 years, subject to subsequent renewals, and shall contain appropriate
352 conditions to ensure consistency with the goals and policies of section
353 22a-92 of the general statutes and with other interests of the state,
354 including, but not limited to, reasonable public access, preservation of
355 historic structures and education of the public regarding such
356 structures. If any such lighthouse is to be sold pursuant to section 309
357 of the federal National Historic Lighthouse Preservation Act of 2000,
358 16 USC 470w-8, such lease or authorization shall be for consideration
359 as determined by the Commissioner of Environmental Protection, for a
360 term of no more than ten years, subject to subsequent renewals, and
361 shall contain appropriate conditions to ensure consistency with the
362 goals and policies of section 22a-92 of the general statutes and with

363 other interests of the state, including, but not limited to, reasonable
364 public access, preservation of historic structures and education of the
365 public regarding such structures.

366 Sec. 16. (*Effective from passage*) (a) Notwithstanding any provision of
367 the general statutes, the Department of Public Works is authorized to
368 acquire title from the city of Torrington, for no consideration, of a
369 portion of the city street known as Clark Street, and that is further
370 described as being that portion bounded on the north and south sides
371 by state owned land, Field Street on the west and terminating at the
372 intersection of Clark Street and Clinton Street.

373 (b) The State Properties Review Board shall complete its review of
374 the instrument of transfer granted pursuant to this section not later
375 than thirty days after it receives a proposed agreement from the
376 Department of Public Works. The Department of Public Works shall
377 have the sole responsibility for all other incidents of any easement
378 under this section.

379 Sec. 17. (*Effective from passage*) (a) Notwithstanding any provision of
380 the general statutes, the Department of Public Works, on behalf of the
381 Board of Trustees of the Community Technical Colleges, in furtherance
382 of the completion of State Project: BI-CTC-401 and satisfying the
383 requirements of the State Traffic Commission, Certificate 1735, at
384 Three Rivers Community College, shall grant an easement in favor of
385 the city of Norwich over a portion of said college campus along New
386 London Turnpike for the purpose of providing sidewalks for the
387 general public and snow shelf area.

388 (b) The State Properties Review Board shall complete its review of
389 the easement granted pursuant to this section not later than thirty days
390 after it receives a proposed agreement from the Department of Public
391 Works. The Commissioner of Public Works shall have the sole
392 responsibility for all other incidents of any easement under this
393 section.

394 Sec. 18. (*Effective from passage*) (a) Notwithstanding any provision of

395 the general statutes, the Department of Public Works, on behalf of the
 396 Department of Developmental Services, shall transfer and convey to
 397 the Town of Enfield all its right and title to that certain easement dated
 398 December 28, 1984, and recorded April 3, 1984, in Volume 408 at Page
 399 687 of the Enfield Land Records.

400 (b) The State Properties Review Board shall complete its review of
 401 the easement granted pursuant to this section not later than thirty days
 402 after it receives a proposed agreement from the Department of Public
 403 Works. The Town of Enfield shall have the sole responsibility for all
 404 other incidents of any easement under this section.

405 Sec. 19. Section 13a-85 of the general statutes is repealed. (*Effective*
 406 *from passage*)"

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 07-11, Sec. 28
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>from passage</i>	PA 99-26, Sec. 30(a)
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>from passage</i>	PA 98-225, Sec. 22
Sec. 6	<i>from passage</i>	New section
Sec. 7	<i>from passage</i>	SA 07-11, Sec. 16
Sec. 8	<i>from passage</i>	New section
Sec. 9	<i>from passage</i>	SA 08-8, Sec. 7
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>from passage</i>	New section
Sec. 12	<i>from passage</i>	New section
Sec. 13	<i>from passage</i>	New section
Sec. 14	<i>from passage</i>	New section
Sec. 15	<i>upon passage</i>	New section
Sec. 16	<i>from passage</i>	New section
Sec. 17	<i>from passage</i>	New section
Sec. 18	<i>from passage</i>	New section
Sec. 19	<i>from passage</i>	Repealer section